

“INVERNESS DEPOT”
RESTAURANT

Located adjacent to the Withlacoochee State Trail

□ FOR LEASE □



Application includes

***Historic 1892 original Inverness Depot**

***all located on approximately 1 ½ acres adjacent to the
Withlacoochee State Trail and the Inverness Railhead**

April 2, 2008

- RESTAURANT FOR LEASE -

DOWN TOWN INVERNESS

HISTORIC BUSINESS DISTRICT

ABSOLUTELY ONE OF A KIND.

FULLY EQUIPPED HISTORIC
1892 CIRCA TRAIN DEPOT
ON TRAIL HEAD IN DOWN-
TOWN INVERESS. A UNIQUE
OPPORTUNITY. ONLY PRIVATELY
OWNED TRAIN DEPOT IN FLORIDA.
1,000 SF WITH 600 SF OF STORAGE.
OUT DOOR DINING ON RAILROAD
RAMPS, GAZEBO, ALL LAKE
VIEW!

BEST RESTAURANT ESTABLISHED
5 1/2 YEARS, BENEFITS FROM
CITY PARK EVENTS, FIRE WORKS
DISPLAYS, ETC.!

SEE Pg 2
a TP 140

TURN KEY 52 SEAT HISTORIC
1892 CIRCA RESTORED TRAIN DEPOT
FOR LEASE.

LOCATION: DOWNTOWN INVERNESS ON
WITH LACOOCHNEE STATE WALKING/BICYCLING
TRAIL AND INVERNESS LIBERTY (WATER
FRONT) PARK. RESTAURANT IS WATER VIEW.
PARKING 1 ACRE GRASS.

TURNKEY INCLUDES COMMERCIAL DISH WASHER,
TWO DEEP FAT FRYERS, SANDWICH REFRIGERATOR,
TWO ICE MACHINES, (2) FREEZERS (5) REFRIGERATORS,
GARDNER GAS STOVE, TABLES & CHAIRS,
SIZE: RESTAURANT 1,000 SF + 600 SF OF STORAGE
AREA. PLENTY OF SPACE FOR WALK IN COOLER.
FULLY DECORATED WITH ORIGINAL RAILROAD
CROSSING SIGNALS AND MEMORABILIA.

ESTABLISHED: EST. GROSS INCOME \$ 144,000
A 168,000 PER YEAR. PROFIT DEPENDS
UPON VARIABLE EXPENSE MANAGEMENT.
START UP INVESTMENT CAPITAL: APPROXIMATE
\$ 25,000 TO \$ 30,000

TO SECURE ONE TO TWO YEAR LEASE, YOUR
OPTION: \$ 10,000 GOOD WILL.
SECURITY DEPOSIT FOR ALL EQUIPMENT \$ 5,000
1ST MONTH RENT \$ 1,800, THE BALANCE OF
INVESTMENT TO KNAPKINS, ETC AN FOOD SUPPLIES
(CLICK TO PHOTOS)







RESTAURANT MAIN
DINING ROOM LOOKING
NORTH TO 3 BAY WINDOW
TRAIN MASTERS DESK LOC

NO. 28482: NNN 0 6382

(10)



PHOTO: RESTAURANT MAIN
DINING ROOM LOOKING
NORTH TO BAY WINDOWS.
NOTE WINDOWS ON RIGHT, ALL
SEE THEM TO FRONT DINING
ROOM.

NO. 28482: NNN 0 6382

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RESTAURANT KITCHEN.
MODERN GRIDDLE STOVE,
STAINLESS GAS DEEP FAT
FRYER, GAS PIZZA OVEN, HOOD
WITH FIRE SUPPRESSION.
KITCHEN IS MODERN
IN EVERY ASPECT.

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